

5.8 PUBLIC SERVICES AND UTILITIES

5.8.1 Introduction and Methodology

Utilities and public services are those functions which serve residents on a community-wide basis. These functions include sewer and water services, police, fire and emergency response services, parks and recreation, schools, libraries, solid waste disposal, and gas and electricity service. In FSEIR #01-01, the availability of utilities and public services was evaluated for the EastLake Woods and Vistas Communities. The analysis and discussion of utilities and public services issues contained in FSEIR #01-01 is hereby contained by reference.

Provision of utilities and public services are guided by the City of Chula Vista's Threshold Standards Policy, which was adopted by the City Council in November 1987. This policy establishes quality of life standards, which must be considered and evaluated when any new development project is proposed. The purpose of the policy is to ensure that the project will comply with each standard, thereby allowing the City of Chula Vista to maintain its excellent quality of life. Standards were developed by the Threshold Standards Policy for the following facilities:

- Police;
- Fire and Emergency Medical;
- Schools;
- Libraries;
- Parks and Recreation Areas;
- Water;
- Sewer;
- Drainage;
- Traffic;
- Air Quality; and
- Fiscal.

The Growth Management Element further refined the Threshold Standards Policy and established additional policies that address open space and natural resources, regional growth issues, and economic development issues. In 1991, the City of Chula Vista Growth Management Program Policy and Ordinance was adopted. This combined all related Growth Management policies into a single policy document and further refined the implementation process as it relates to the review and approval of individual development projects.

Included as part of the original Threshold Standards Policy, the Growth Management Program requires the cumulative impacts of growth to be evaluated on an annual basis by a Growth management Oversight Committee (GMOC). The GMOC is comprised of nine citizens, including a representative from the Planning Commission and representatives from various interest groups and geographic areas of the City. The GMOC is responsible for annually reviewing the Growth Management Program, preparing an annual report that includes the committee's findings and recommendations, and submitting the report to the Planning Commission and City Council.

The following discussion addresses the potential impacts that the proposed EastLake Senior Housing Project would have upon utilities and public services. Information presented in this section is derived in part from FSEIR #01-01, which analyzed the existing conditions regarding water and sewer service, waste management, police and fire protection, emergency medical services, schools, library service, parks and recreation, and gas and electricity. However, because the Program EIR was prepared in June 2001, and the Public Services information was not specific to the proposed project site, much of the information from the document has been updated. Updated information presented in this section has been provided by PBS&J, Rick Engineering, and P&D Consultants.

Potable Water: FSEIR #01-01 concluded that the proposed Woods and Vistas project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The increase in the demand for water would not have a significant impact on the ability of Otay Water District to provide service to the site, however, the impact to water storage and pumping facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth. As part of FSEIR #01-01, the EastLake III project included mitigation measures such as providing adequate potable water storage and distribution facilities, preparing a Sub-Area Master Plan (see Appendix G) that complies with applicable operational and emergency capacity and compliance with fire flow requirements before City approval of a Tentative Map.

Sewer: FSEIR #01-01 concluded that development of the EastLake III project in the Woods and Vistas area would result in an incremental increase in sewage generation, potentially resulting in a significant impact to the sewage conveyance system. A concern expressed in FSEIR #01-01 was that if the Salt Creek Interceptor was delayed, wastewater flows would be temporarily pumped to the Poggi Canyon Basin or Telegraph Canyon Basin. Temporarily pumping flows from EastLake III could exceed available capacity in the sewage conveyance system in either of these canyons, therefore several mitigation measures were included in FSEIR #01-01 to reduce impacts to less than significant. These mitigation measures included paying development impact fees for construction of the Salt Creek Interceptor; determining the extent of required

improvements needed for pumping EastLake III sewage flows; and complying with the Sewage Pump Station Financing Policy.

An analysis of the off-site sewer capacity to support development of the proposed project was conducted by PBS&J and documented in the Sewer Analysis Technical Memorandum dated August 1, 2005 (included as *Appendix G* to this EIR). The analysis was completed to determine whether the existing off-site sewer system is adequate to handle anticipated flows from the Senior Housing Project, as well as supplement the SB&O EastLake Vistas Sewer Study dated June 22, 2001 which analyzed the site for commercial use. PBS&J also conducted a Final EastLake Peninsula Off-Site Sewer Capacity Analysis Study dated November 8, 2005 (included as *Appendix G* to this EIR). Results of these studies have been summarized in *Section 5.8.2*. A will-serve letter was prepared by Otay Water District dated December 9, 2005 (included as *Appendix H* to this EIR) to address availability of potable water.

Police: FSEIR #01-01 concluded that development of the proposed Woods and Vistas would result in an incremental increase in calls for police service. Given the location of EastLake III, police units would be required to travel additional distances to respond to calls, which consequently would result in greater response time.

At the time FSEIR #01-01 was prepared, the Chula Vista Police Department did not meet the threshold standard for Priority One and Priority Two calls, and therefore additional response times were considered a significant impact. FSEIR #01-01 recommended that the EastLake III project pay public facility fees to reduce impacts to below a level of significance.

Fire: The Chula Vista Fire Department did not meet the threshold standard for response time for the City when FSEIR #01-01 was written. Based on the threshold, FSEIR #01-01 concluded that a significant impact to fire protection services would result from construction of the EastLake III development. However, FSEIR #01-01 indicated that as population in the service area increases, Fire Station No. 6 would be constructed within the Rolling Hills Ranch area and Fire Station No. 8 would be constructed in the Woods neighborhood to reduce response times. Mitigation requiring the payment of public facility fees was included in FSEIR #01-01 to reduce impacts to a less than significant level.

Libraries: Population growth resulting from the EastLake III project was built into the City's population projections. The EastLake III project as analyzed in FSEIR #01-01 would generate a total library demand of 3,129 square feet which would result in a remaining citywide positive balance of 12,507 square feet (FSEIR, 2001). Therefore, significant impacts to library services were not anticipated as a result of construction of the Woods and Vistas neighborhoods.

Parks & Recreation: No significant impacts on parks and recreation were anticipated as part of the FSEIR #01-01. FSEIR #01-01 indicated that a proposed fully improved public park (13.5 acres) in the Vistas area overlooking Lower Otay Reservoir, would exceed the acreage requirements stipulated by the City as part of that area and would serve the residents of the proposed senior housing project. The development proposed in FSEIR #01-01 would provide adequate park and recreation facilities and open space for EastLake III and surrounding communities and would be in compliance with the City of Chula Vista's local parkland requirements as set forth by the City Parkland Dedication Ordinance. Based on this conclusion, no mitigation measures were recommended because impacts to parks and recreation were not expected to be significant.

Schools: No significant impacts to educational facilities were expected as a result of construction of the Woods and Vistas communities (FSEIR, 2001). This conclusion considered the addition of 1,587 new school aged students and was based primarily on the fact that the EastLake III General Development Plan included construction of several new schools to serve the project area. New school facilities were incorporated into the EastLake III project design to accommodate the needs of the population generated by the project (FSEIR, 2001). No mitigation measures were recommended since impacts were not determined to be significant. Furthermore, funding for new schools was proposed through participation in the Community Facilities Districts (Mello-Roos).

This section identifies the existing public services and utility services of the project area, the potential impacts to public or utility services within the project area and potential mitigation measures required to reduce impacts to less than significant. Impacts to existing police and fire protection services were analyzed based on the City's threshold criteria for response time and direct correspondence with agency representatives.

The EastLake III General Development Plan (adopted July 17, 2001) includes a Public Facilities Finance Plan (PFFP) that addresses police, fire and emergency services, schools, libraries, parks and recreation, water, sewer, as well as other public facilities. The plan establishes threshold criteria for each service sector, provides a service analysis, and presents recommendations to comply with each threshold. The information contained in the plan was utilized and updated in the PFFP prepared for the proposed EastLake III Senior Housing project

Park and recreation facilities in the project area were analyzed through a review of the City's General Plan and the Otay Valley Regional Park Concept Plan, as well as information provided in FSEIR #01-01.

5.8.2 Existing Conditions

The general project area is served by a variety of local public utility systems purveyors that provide and maintain utilities associated with electricity, natural gas, potable water, storm and wastewater, and solid waste disposal, as shown in *Figure 5.8-1, Existing Public Utilities*. Additionally, a number of public services are provided in the project vicinity, as shown in *Figure 5.8-2, Existing Public Services*.

Table 5.8-1, Utility and Service Providers summarizes the public services and utility providers serving the study area.

TABLE 5.8-1
Utility and Service Providers

Service	Service Provider
Natural Gas and Electricity	San Diego Gas & Electric
Potable Water	Otay Water District
Fire Protection	Chula Vista Fire Department
Police Protection	Chula Vista Police Department
Telephone	SBC
Cable Television	Cox Communication and Chula Vista Cable
Hospitals	Scripps Memorial Hospital, Sharp Chula Vista Hospital and Medical Center, Community Hospital of Chula Vista, Bay View Hospital and Mental Health System
Solid Waste	Pacific Waste Services, Inc.
Landfill	Otay Landfill
Schools Districts	Chula Vista Elementary School District, Sweetwater Union High School District

Potable Water

The majority of the San Diego region's water is imported from the Colorado River and the State Water Project via the Metropolitan Water District of Southern California. Currently, the San Diego County Water Authority purchases 90 percent of the county's water from the Metropolitan Water District. The remainder of the water supply comes from local water sources, including groundwater, local surface water and recycled water. The Water Authority has five major pipelines with the maximum capacity to carry 925 million gallons a day, which bring either treated or untreated water into San Diego County from the Metropolitan Water District (San Diego County Water Authority 2005). The Water Authority then sells water purchased from the Metropolitan Water District to their 23 member agencies throughout the County.

Figure 5.8-1, Existing Public Utilities

Figure 5.8-2, Existing Public Services

The proposed project site is located within the Otay Water District service area. The Otay Water District is responsible for supplying and distributing potable water to customers within a service area of 125.5 square miles with a customer base of approximately 173,000.

The City of Chula Vista's Growth Management Ordinance (Chapter 19.09) established water service standards to ensure that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth. This ordinance requires project applicants to contact the Otay Water District and receive written verification of adequate water service for the proposed project (City of Chula Vista Municipal Code, September 1998).

The City of Chula Vista Growth Management Ordinance requires the preparation of a Water Conservation Plan for all major development projects with water demand equal to that of a residential project of 50 or more dwelling units. The WCP Guidelines specify that commercial projects of 12 or more acres have a water demand equivalency equal to that of 50 dwelling units.

The WCP must provide an analysis of water usage requirements of the proposed project, in addition to a detailed plan of proposed water conservation measures, use of recycled water, and other means of reducing water consumption within the project. Developers choose from a menu of indoor and outdoor water conservation measures. The applicant has prepared a WCP for the EastLake III Senior Housing Project in accordance with the City's WCP Guidelines. The WCP is included as part of the SPA.

Powell and Associates, Inc. prepared a Subarea Water Master Plan in 2000 which included projected water usage for the Vistas parcel. The proposed project site was included in the Vistas parcel and was therefore assumed in this Water Master Plan. Existing potable water infrastructure is located along Olympic Parkway, terminating at the entrance to the Olympic Training Center.

The project is not subject to AB221/SB610 requirements relating to preparation of a Water Supply Assessment as the project would not result in more than 500 dwelling units.

Recycled Water

The Otay Water District provides recycled water to the project area. The Otay Water District owns and operates the Ralph Chapman Water Recycling Facility which has a capacity of 1.3 million gallons of recycled water per day for non-potable water uses such as irrigation and golf courses, school playing fields, public parks and public landscaping. The Otay Water District provides recycled water through their 66 miles of recycled water mains. In the future, recycled

water will also be available from the City of San Diego's 15.0 million gallon per day (mgd) South Bay Water Reclamation Plant (City of Chula Vista, January 18, 2006).

Sewer

Sewer service in the City of Chula Vista, including the proposed project area, is provided by the City. The City has contracted capacity rights with the San Diego Metropolitan Wastewater System, which receives and treats wastewater at the Point Loma Wastewater Treatment Plant. At the time FSEIR #01-01 was prepared, the document indicated that the City was generating approximately 14.26 mgd of sewage per day, and the City had 19.843 of capacity rights in the system. The City currently generates approximately 16.7 mgd and still retains the same level of capacity rights (Personal Communication, Luis Pelayo, City of Chula Vista Associate Civil Engineer, March 22, 2006).

Two existing City-owned 8-inch and 12-inch diameter gravity mains are located on the north side of Olympic Parkway. These lines collect sewer flows generated from residential areas on the north side of Olympic Parkway and convey the flow to an existing 15-inch diameter sewer in Olympic Parkway. The Olympic Parkway sewer conveys flows westerly for approximately 1,700 feet to a connection to the 18-inch diameter Salt Creek Interceptor (PBS&J, November 8, 2005).

In order to ensure adequate sewage capacity for new development projects, the City has established threshold standards for sewer services, which requires all new development to be consistent with the Wastewater Master Plan Update and conform to City Engineering Standards.

Police Services

Police protection in the project area is provided by the Chula Vista Police Department. The Chula Vista Police Department currently has 242 sworn officers and approximately 113 civilian support personnel. The ratio of sworn officers to general population is approximately 1 officer per 1,000 residents. This ratio is based on a conservative estimate of the current population of Chula Vista. The proposed project would be located within the jurisdiction of Beat 32 which is made up of one beat officer per shift (Preuss, pers. comm. July 27, 2005).

The City of Chula Vista has established a Growth Management Oversight Commission (GMOC) to set Quality of Life Threshold Standards as governed by City Ordinance No. 2448. These standards are used to determine whether there are adequate facilities, staff, and equipment to provide police protection for the entire City of Chula Vista. Police thresholds have been set for emergency response and urgent response. The average Priority I response time was 4 minutes,

52 seconds compared with the 5 minute, 30 seconds threshold. The police units exceeded the Priority I threshold for the 2003/2004 reporting period and has steadily reduced response times over the last several years to meet the growth management threshold. However, 48.4 percent of Priority II calls were responded to in 7 minutes or less compared to the 57 percent threshold. The last time the Priority II threshold was met was in Fiscal Year 1996/1997.

Fire Protection Services

The project area is located within the City of Chula Vista Fire Department service boundaries. The proposed project would be served by Station 7 which is located at 1640 Santa Venetia and Station 8 which is located at 975 Lane Avenue, Chula Vista. Station 8 is planned to be relocated to the corner of Woods Drive and Otay Lakes Road, in close proximity to the site.

Emergency medical services are currently contracted by the Chula Vista Fire Department with American Medical Services ambulance service; however, future growth may include the addition of a Chula Vista Fire Department paramedic unit (Edmonds, pers. comm. July12, 2005). The City also has county wide mutual and automatic aide agreements with surrounding agencies if additional services should become necessary.

The fire department responded to 12,000 calls during the 2003/2004 Fiscal Year. Seventy-nine percent of these calls were responded to within 7 minutes.

As with police services, the Fire Department follows the Growth Management Oversight Commission's Quality of Life Threshold Standards for fire protection which mandates that 80% of all calls are responded to in less than 7 minutes

As shown in *Table 5.8-2, Emergency Response Times Since 1999*, the fire response time threshold has not been met since FY 2000/ 2001. However, based on the GMOC Annual Report (2005), the reasons for fire response delays are not growth related and response times should be at or near the threshold level by 2006 (GMOC Annual Report, 2005).

Public Libraries

The Civic Center Branch, South Chula Vista Branch, EastLake Branch, the Chula Vista Literacy Team, and the Chula Vista Heritage Museum are all part of the Chula Vista Public Library system. The library's main office is located in the Civic Center branch at 365 F Street, Chula Vista. The Chula Vista Public Library is one of the busiest library systems in California, with three library facilities providing 136 hours of service weekly (City of Chula Vista, 1998).

TABLE 5.8-2
Emergency Response Times Since 1999

Year	Call Volume	Percent of Call Response Within 7:00 Minutes
FY 2003-2004	8,420	72.9
FY 2002-2003	8,088	75.5
FY 2001-2002	7,626	69.7
FY 2000-2001	7,128	80.8
FY 1999-2000	6,654	79.7

Source: 2005 GMOC Annual Report

Long-term development of the library system to meet the rapid growth rate is outlined in the Chula Vista Public Library Master Plan. The plan provides recommendations for expanding services, including construction of new facilities. The Library is anticipating the opening of its proposed Rancho del Rey branch, sited at the corner of East H and Paseo Ranchero streets in the northeastern quadrant of the city, in 2007. The Rancho del Rey branch will add an additional 30,000 square feet to the library system, which currently consists of 102,000 square feet of service area.

A fourth and final branch is scheduled to open in 2015 at the Eastern Urban Center in the Otay Ranch Planning Area (southeastern section of the City). The current threshold standard is 500 square feet of library facility adequately equipped and staffed per 1,000 residents. The City currently has a ratio of 451 sq. ft. per 1000 residents which is below the City's threshold. The Library estimates that the addition of the third branch will increase the ratio to 517 square feet per 1,000 residents by 2009 (Brown, pers. comm. July 21, 2005).

Solid Waste

Solid waste removal services are provided to the City by Pacific Waste Services. Pacific Waste Services provides curbside residential and business refuse removal and transportation to the Otay landfill. The Otay Landfill is a Class III municipal solid waste landfill, located at 1700 Maxwell Road in Chula Vista. The Otay Landfill encompasses 464 acres, of which 230 acres are currently permitted for land filling. The Otay Landfill has a permitted maximum disposal of 5,000 tons per day. The facility is permitted for disposal of non-hazardous waste, which includes residential and commercial municipal solid waste, inert solid waste, and industrial waste. Pacific

Waste Services also provides commercial recycling for cardboard, glass, plastic, aluminum and paper. Commercial recycling programs are applicable to multi-family housing.

Parks and Recreation

The City's General Plan provides guidance for planning, designing, and management of recreational amenities within the City. The General Plan's Public Services and Facilities Element requires all future park facilities to be constructed in conjunction with the plans of the Chula Vista Greenbelt. Specifically, guidelines include supporting and working with the County to further develop state and regional parks and create a system of bikeways, trails and pedestrian-oriented street corridors that link the community with the Chula Vista Greenbelt. This Element of the General Plan includes a map of all existing and planned park facilities and aims to develop neighborhood parks to serve the more local park needs of citizens and be in close proximity to the homes served.

Planned parks within the EastLake area include Bonita, Miguel, Salt Creek, EastLake High School, Wolf Canyon, Eastern Urban Center, and Salt Creek South. In addition, the Otay Lakes County Park located within the unincorporated County of San Diego is located at the southern end of the Lower Otay Reservoir. Several neighborhood parks exist or are planned in the vicinity of the project site, including parks in the EastLake Greens and Trails and Otay Ranch (FSEIR, June 2001). The project site is situated between the greenbelt corridors of Salt Creek and the Otay Reservoirs, which includes trails for recreational use.

Section 17.10.40 of the Chula Vista Municipal Code requires developers to dedicate land and provide improvements for park and recreational purposes. In general, the amount of parkland dedication required is based on a standard of three acres per 1,000 people and is determined at the time of the first building permit application. Multiple-family dwelling units, including attached condominiums, townhouses, duplexes, triplexes and apartments, are required to provide 341 square feet of parkland per unit, or one acre of parkland per 128 units.

Schools

The project site is located within the Chula Vista Elementary School District and the Sweetwater Union High School District. Southwestern College also services the project area's community college and extended learning needs.

5.8.3 Thresholds of Significance

According to the significance criteria included in Appendix G of the CEQA guidelines, public utility and service resource impacts would be significant if the proposed action would result in any of the following:

Would the project:

- 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 7) Comply with federal, state, and local statutes and regulations related to solid waste?
- 8) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire protection?
 - Police protection?
 - Schools?

- Parks?
- Other public facilities?

In addition, the City has adopted Growth Management Thresholds specific to the needs to the City. These thresholds are consistent with the intent of CEQA and in effect, provide more specific guidelines for significant findings. Therefore, the following significance thresholds are used:

- a) Developer will request and deliver to the City a service availability letter from the Water District for each project.
- b) Sewage flows and volumes shall not exceed City Engineering Standards.
- c) The City shall construct 60,000 gross square feet (GSF) of additional library space, over the June 30, 2000 GSF total, in the area east of Interstate 805 by buildout. The construction of said facilities shall be phased such that the City will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.
- d) Stormwater flows and volumes shall not exceed City Engineering standards.
- e) Three acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents east of I-805.
- f) ***Police Emergency Response:*** Properly equipped and staffed police units shall respond to 81% of the Priority I emergency calls throughout the City within seven (7) minutes and shall maintain an average response time to all Priority I calls of five minutes and thirty seconds (5.5 minutes) or less (measured annually).
- g) ***Police Urgent Response:*** Properly equipped and staffed police units shall respond to 57% of the Priority III, urgent calls throughout the City within seven (7) minutes and shall maintain an average response time to all Priority II calls of seven minutes and thirty seconds (7.5 minutes) or less (measured annually).
- h) ***Emergency Response:*** Properly equipped and staffed fire and medical units shall respond to calls throughout the city within seven (7) minutes in 80% of the cases.

- i) The City of Chula Vista shall annually provide the two local school districts with a 12-18 month forecast and request an evaluation of their ability to accommodate the forecasted and continuing growth.

5.8.4 Environmental Impacts

Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Wastewater generated at the site will be treated by the San Diego Metropolitan Wastewater System. The developer shall be required to coordinate with the RWQCB by preparing a Water Quality Management Plan in compliance with the required National Pollutant Discharge Elimination System (NPDES) permit. All NPDES permits issued by the Regional Water Board include self-monitoring programs which require the permittee to collect pertinent water quality data and to submit it to the Regional Water Board for evaluation of compliance with the terms of the permit. Therefore, impacts would be less than significant.

Optional Construction Road: The construction road would be a temporary use and would not be a wastewater generating feature. Therefore, this optional project feature would not have an impact on wastewater treatment systems.

Optional Pedestrian Trail: The proposed trail would not generate wastewater during construction nor operation. Any recreational users would utilize wastewater treatment facilities at the already constructed OTC or at the proposed senior development, which has already been accounted for in wastewater planning.

Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Otay Water District has provided a will serve letter, dated December 9, 2005 indicating that the District will provide adequate water service and long-term water storage facilities (see *Appendix H* to this EIR). The Otay Water District has the terminal water storage capacity to serve the proposed project. The project can be served by the proposed 12" potable water main and 16" recycled water main on Olympic Parkway.

The Off-Site Sewer Study prepared for the project by PBS&J stated that there are no significant impacts to the existing off-site wastewater facilities due to the proposed change in land use from Commercial-Tourist to High Density Residential. The critical reach in the Salt Creek Interceptor

and the off-site pipe reaches are in compliance with the City Design Criteria. Therefore, no additional, wastewater facilities would be required as a result of the proposed project.

Optional Construction Road: The proposed construction road would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, therefore no impact would result.

Optional Pedestrian Trail: The proposed trail would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, therefore no impact would result.

Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities the construction of which could cause significant environmental effects?

A letter prepared by Rick Engineering, dated August 5, 2005 discussed the impact a change in land use would have on the existing storm drain stubbed to the site (see *Appendix C* to this EIR). Revised hydrologic calculations were conducted for the proposed land use which indicated the proposed high density residential development would yield a site discharge of approximately 58.9 cfs, which is lower than the Commercial-Tourist land use which would have yielded a discharge of 59.1 cfs. Therefore, a change in land use to that of an active senior housing project would not have an impact on the size of the existing storm drain stubbed to the site (Rick Engineering, August 5, 2005). Therefore, no new or expanded storm water drainage facilities would be required as a result of the proposed project.

Optional Construction Road: The proposed construction road would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities as all drainage would percolate into the ground onsite or sheet flow to the south and be collected at the base of the slope and funneled to existing storm drain facilities in Olympic Parkway

Optional Pedestrian Trail: The proposed trail would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. This structure would be constructed of decomposed granite and would therefore not disrupt existing hillside drainage patterns.

Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Based on the EastLake III Subarea Water Master Plan prepared for the project area, potable water would be delivered through existing transmission lines in Otay Lakes Road and Hunte Parkway. As part of the Otay Water District's Capital Improvement Program the 980 Zone transmission system would be extended east in Olympic Parkway with a 16" pipeline while the 711 Zone transmission system would extend east in Olympic Parkway with a 24" pipeline. Potable water demand was estimated at 33,380 gallons per day. A complete systems map was provided as Figure 4.10-1 in FSEIR #01-01.

Potable water supply for the proposed project would be provided by connections to the existing Otay Water District 12-inch 980 Zone water main located in Olympic Parkway. Construction of water lines from the project site to the 980 Zone main would be required to connect buildings and irrigation lines to the municipal water supply system. In a Fire Services Study prepared by PBS&J (included as *Appendix I* to this EIR), it was determined that a minimum of two connections to the water main be constructed: one for fire service and another for metered domestic service in order to provide a minimum fire flow requirement of 3,750 gallons per minute (gpm). Potable water demand for the proposed project is estimated at 148,200 gallons per day (PBS&J, August 1, 2005).

The project is not subject to AB221/SB610 Water Supply Assessment requirements as it would not result in more than 500 new dwelling units. However, the City of Chula Vista's growth management guidelines require a project applicant to contact the distributing water agency in order to ensure that water supplies are adequate to service a new project. A "will-serve" letter was requested by PBS&J from the Otay Water District on July 21, 2005 to confirm that the Otay Water District has an adequate supply of water to meet the demands of the proposed project and will in turn provide potable water given the project description (included as *Appendix H* to this EIR). The Otay Water District responded to the request in writing on December 9, 2005 and stated that the Otay Water District has the terminal storage capacity to serve the proposed project.

As noted previously, the proposed SPA Plan includes a WCP, prepared by Cinti Land Planning to reduce the impact of increased water demand for the SPA Plan area. The SPA Plan incorporates a number of non-mandatory water conservation measures including hot water pipe insulation, pressure reducing valves, water efficient dishwashers, dual flush toilets and water efficient landscaping. At buildout of the proposed project, implementation of the above

conservation measures would result in an estimate water savings of 0.014 mgd for the proposed EastLake III Senior Housing Project.

The Fire Department determines required fire flows and durations for new developments by utilizing the *2001 Uniform Fire Code* (2001 UFC) (Table No. A-III-A-1). The Fire Department is requiring that a minimum fire flow of 3,750 gallons per minute (gpm) for a duration of 4 hours. The Otay Water District has a number of potable water system design criteria for the fire service system including a maximum velocity of 10 fps and a minimum pressure of 20 psi. With the proposed 12-inch fire mains for the on-site system and 8-inch fire hydrant laterals, all fire hydrants within the on-site system would be above the District's minimum pressure criteria of 20 psi during a fire condition. However, the velocity through a 12-inch pipe connection is 12.2 fps, which exceeds the maximum velocity of 10 fps. By upsizing to a 14-inch pipe, the velocity reduces to 8.4 fps at a fire flow of 3,750 gpm meeting fire service system requirements. In addition to the 14-inch connection to the public main, an 8-inch lateral was recommended at each fire hydrant to avoid excessive velocities in the pipe. PBS&J also indicated that the existing 12-inch main in Olympic Parkway can adequately serve the development (PS&J, December 14, 2005).

Optional Construction Road: The proposed construction road would not require water supplies due to its temporary nature. Therefore, no impacts would occur.

Optional Pedestrian Trail: The proposed trail would not require water supplies as it would not include any landscaping or generate any residents that may demand water supply.

Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Sewer service for the proposed project would be provided by the City of Chula Vista. An on-site sewer collection system would convey wastewater flows to existing City-owned 8-inch and 12-inch diameter gravity mains located on the north side of Olympic Parkway. The Olympic Parkway sewer conveys flows westerly for approximately 1,700 feet to a connection with the 18-inch diameter Salt Creek Interceptor (PBS&J, November 8, 2005). Sewage flows for the proposed project compared to land use approved in FSEIR #01-01 are depicted in *Table 5.8-3, Sewer Flow for Planned and Proposed Land Uses*.

TABLE 5.8-3
Sewer Flow for Planned and Proposed Land Uses

	Land Use Designation	Area (Acres)	Dwelling Units	Sewage Generation Rate ¹	Average Daily Flow Rate (gpd)	EDU
Approved	Hotel/Commercial	18.2	N/A	2,500 gpd/ac	45,500	172
Proposed	Multi-Family Residential	N/A	494	80 gpd/person	98,800	373
Increase					53,300	201

Source: PBS&J Technical Report Review, November 8, 2005.

1. EDU Factor of 265 gpd/EDU was used per City of Chula Vista Subdivision Manual.

As shown in *Table 5.8-3*, the proposed project would generate an additional 53,300 gpd or 201 EDUs of sewage flow into the Salt Creek Interceptor.

As part of the offsite capacity evaluation, the Salt Creek Interceptor was analyzed to determine if the proposed sewer flow, as indicated in the table above, would exceed the facility's capacity. The Chula Vista Wastewater Master Plan's Salt Creek Interceptor hydraulic model was used to determine that the Salt Creek Interceptor has sufficient capacity to convey additional flows produced by the proposed land use change (i.e., hotel/commercial to multi-family residential). Therefore, impacts to the existing sewer system would be less than significant.

Optional Construction Road: The proposed construction road would be a temporary use and not a wastewater-generating feature.

Optional Pedestrian Trail: The proposed trail would not result in wastewater treatment needs, therefore no impact would occur.

Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Otay Landfill is a Class III municipal solid waste landfill, located at 1700 Maxwell Road in Chula Vista. The Otay Landfill encompasses 464 acres, of which 230 acres are currently permitted for land filling. The Otay Landfill has a permitted maximum disposal of 5,000 tons per day. Prior to issuance of a building permit, the City requires applicants to submit a Solid Waste Management Plan describing how at least 50 percent of solid waste generated by construction will be diverted to sources other than landfills. This requirement ensures that solid waste are recycled and not submitted to a local landfill. It is anticipated that the Otay Landfill will have the capacity to serve the proposed project.

Optional Construction Road: The proposed construction road will not generate construction waste as all material necessary to construct the road is located onsite. Once construction is complete, the roadway will be regraded and preexisting hillside restored. Therefore, no construction waste would occur as a result of this optional project component.

Optional Pedestrian Trail: The proposed trail will not generate construction waste as it will result in reworking and scraping existing onsite soil to create a level walking path. No import or export of soil or other onsite resources would be necessary in order to construct this optional project feature, therefore no impact would occur.

Would the project comply with federal, state, and local statutes and regulations related to solid waste?

The proposed project would generate solid waste during construction that would require disposal. Construction related waste would include excess spoil, scrap wood, and other construction debris. In addition, the project would generate solid waste during the operation phase from domestic activities at each residence, as well commercial waste associated with maintenance of the facility. However, prior to issuance of a building permit, the City requires applicants to submit a Solid Waste Management Plan describing how at least 50 percent of solid waste generated by construction will be diverted to sources other than landfills. This requirement ensures that solid waste are recycled and not submitted to a local landfill.

The City of Chula Vista's General Plan policies and objectives promote recycling activities for residential development (City of Chula Vista General Plan, 2005, 6.1.2 Resource Conservation and EE 8.3 and 8.5). In addition, Municipal Codes 8.24, 8.25, and 19.58.340 mandate city-wide recycling to reduce overall solid waste production (France. pers. comm. July 21, 2005). Generation of additional solid waste would potentially be a significant impact.

Optional Construction Road: The proposed construction road would not generate construction debris that would require disposal, therefore no impact would occur.

Optional Pedestrian Trail: The proposed trail would not generate construction debris that would require disposal, therefore no impact would occur.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Due to the more specific threshold established by the City's Growth Management Oversight Committee, this issue is discussed below.

Police protection?

Due to the more specific threshold established by the City's Growth Management Oversight Committee, this issue is discussed below.

Schools?

Due to the more specific threshold established by the City's Growth Management Oversight Committee, this issue is discussed below.

Parks?

Due to the more specific threshold established by the City's Growth Management Oversight Committee, this issue is discussed below.

Other public facilities?

See discussion under Thresholds #1-7 above and specific City of Chula Vista Growth Management Oversight Committee-authored thresholds below.

Would the developer request and deliver to the City a service availability letter from the Water District for each project?

As explained previously, the Otay Water District has provided a will serve letter, dated December 9, 2005 indicating that the District will provide adequate water service and long-term water storage facilities. Construction site management will be conducted in accordance with the City of Chula Vista's Development and Redevelopment Project Storm Water Management Standards Requirements Manual and applicable State of California storm water requirements. Monitoring will be conducted on the project site to ensure that BMPs are properly documented and implanted during construction, to identify maintenance and repair needs and monitor erosion and sediment control (P&D Consultants, July 18, 2005). The applicant will participate in whatever water conservation or fee offset program the City of Chula Vista has in effect at the time of building permit issuance, therefore impacts would be less than significant.

Optional Construction Road: The proposed construction road will not generate a demand for water due to its temporary nature. Therefore, no impact would occur.

Optional Pedestrian Trail: The proposed trail will not generate demand for water, therefore no impact would occur.

Would sewage flows and volumes not exceed City Engineering Standards?

As explained previously, the Chula Vista Wastewater Master Plan's Salt Creek Interceptor hydraulic model was used to determine that the Salt Creek Interceptor has sufficient capacity to convey additional flows produced by the proposed land use change (i.e. hotel/commercial to multi-family residential). Therefore, impacts to the existing sewer system would be less than significant.

Optional Construction Road: The proposed construction road would not generate sewage flows. Therefore no impact would occur.

Optional Pedestrian Trail: The proposed construction road would not generate sewage flows. Therefore no impact would occur.

Would the City construct 60,000 gross square feet (GSF) of additional library space, over the June 30, 2000 GSF total, in the area east of Interstate 805 by buildout? The construction of said facilities shall be phased such that the City will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

Recent population growth within the City of Chula Vista has resulted in a decline in the ratio of gross square feet of library space per resident. The City's threshold standard is 500 gross square feet per 1,000 residents and the current estimate is approximately 451 square feet per 1,000 residents (GMOC Annual Report Community Workshop Edition, April 2005). The Library Master Plan calls for the construction of a 30,000 square foot, full-service, regional library in Rancho Del Rey. The Rancho Del Rey Library will be constructed on City-owned property located at East H Street and Paseo Ranchero and is expected to be open by summer of 2007.

Rancho Del Rey will add 30,000 square feet to the 102,000 square feet currently available. It is estimated that in 2009, 517 square feet per 1,000 population will be available (Brown, personal communication July 21, 2005).

According to the Growth Management Oversight Commission, if the Rancho Del Rey Library schedule is met, impacts to library services would be less than significant. The proposed land use would put demand on library services, whereas the adopted community commercial land use would not have resulted in new demand.

Optional Construction Road: No population would be generated as a result of the proposed temporary construction road, therefore no impacts to library facilities would occur.

Optional Pedestrian Trail: The proposed trail would serve residents of the seniors community as well as OTC community members. Library demand of these user groups has either already been accounted for (OTC) or is being analyzed within this EIR (senior community, see above).

Would stormwater flows and volumes not exceed City Engineering standards?

As discussed above, Rick Engineering indicated in a stormwater analysis that a high density residential development would yield a site discharge of approximately 58.9 cfs, which is lower than the Commercial- Tourist land use which yielded a discharge of 59.1 cfs. Therefore, a change in land use to that of an active senior housing project will not have a negative impact on the size of the existing storm drain stubbed to the site (Rick Engineering, August 5, 2005). No new or expanded storm water drainage facilities would be required as a result of the proposed project.

Optional Construction Road: Construction of the temporary construction road will involve the removal of existing vegetation on the slope, grading of the road, and the placement of fill, primarily along the top of the slope, to support the road. Preparation of the project's SWPPP will cover the management of the road for erosion and sediment control during the construction phase. The construction Best Management Practices will provide adequate storm water management for the road. Protection and control will include an additional stabilized construction entrance/exit for the proposed road, slope stabilization for disturbed slopes, and erosion and sediment control for the road surface. The construction road is only temporary and will not change the discharge patterns of the site during or after construction. The project will not discharge into the Lower Otay Reservoir (P&D Consultants January 13, 2006). After construction activities have been completed, the construction road area will be restored to its original state and will be reseeded with native landscaping which will improve stormwater absorption.

Optional Pedestrian Trail: The proposed trail would be located in an area where water flows downhill toward the southern slope along the south edge of the project site. Due to the minimal disturbance area of the trail, coupled by the decomposed granite (pervious) surface, drainage off the hillside would not be significantly impacted.

Would three acres of neighborhood and community parkland with appropriate facilities be provided per 1,000 residents east of I-805?

One of the City's growth management goals is to provide a diverse and flexible park system that meets both active and passive recreational needs of its citizens. The General Plan requires that natural open space areas and corridors be preserved to the extent feasible; and that the City

implement a continuous greenbelt, open space and trail system around the City providing connections to community and neighborhood parks and schools. The EastLake III project through the inclusion of the City's greenbelt system as well as a community trail, advances the General Plan directives for open space (FSEIR #01-01, 2001). As part of the EastLake III development community, residents of the senior housing project would have access to the greenbelt system which provides recreational opportunities for activities such as walking, jogging and bicycling. A community trail will extend from EastLake Trails across Salt Creek and through EastLake Vistas to a park overlooking Lower Otay Reservoir (FSEIR #01-01, 2001). Striped bicycle lanes will be provided throughout the Vistas area to provide additional bicycle recreational opportunities for local residents.

Current eastern Chula Vista parkland inventory provides adequate acreage to accommodate up to 92,520 persons based on 3 acres per 1,000 population threshold standard (GMOC Annual Report Community Workshop Edition, 2005). Upon completion of the City's planned 2005 park construction, the amount of acreage to persons in the City should comfortably exceed the threshold standard. Approximately 133.57 park acres are forecasted to be constructed between the June 2004 and December 2009 timeframe. This translates to an eastern Chula Vista parkland inventory of 395.05 acres, which is capable of accommodating a total of 131,700 persons. With the eastern Chula Vista population forecast to be 128,675 in December 2009, the addition of approximately 1,000 additional residents from the seniors' development would increase the projected population to 129,675. This total would be within the 131,700 projection so would not result in less than 3 acres of parkland per 1,000 people.

The proposed project will be required to provide 341 square feet of parkland per unit, or one acre of parkland per 128 units according to Section 17.10.40 of the Chula Vista Municipal Code. Therefore, a total of 3.86 acres will be required as part of the project in order to comply with the City's Municipal Code and reduce parkland impacts to less than significant.

Optional Construction Road: The construction road will directly affect the existing trail along the west side of Wueste Road. Construction vehicles would cross directly over the trail and would pose a safety risk to pedestrians, bicyclists and other recreational trail users during construction activities. For this reason, mitigation, in the form of a Traffic Control Plan, will address safety issues related to recreational trail users throughout project construction.

Optional Pedestrian Trail: The proposed trail represents a beneficial amenity to the project residents. Although not directly parkland, the trail would serve to link the proposed development to existing regional trails and improve recreational access to the surrounding area.

Police Emergency Response: Would properly equipped and staffed police units respond to 81% of the Priority I emergency calls throughout the City within seven (7) minutes and maintain an average response time to all Priority I calls of five minutes and thirty seconds (5.5 minutes) or less (measured annually)?

Police Urgent Response: Would properly equipped and staffed police units respond to 57% of the Priority III, urgent calls throughout the City within seven (7) minutes and maintain an average response time to all Priority II calls of seven minutes and thirty seconds (7.5 minutes) or less (measured annually)?

As the eastern portion of the City of Chula Vista continues to develop, additional police protection services will be necessary to comply with the City's emergency response thresholds. The Chula Vista Police Department currently meets the Emergency Response within 7-minute threshold, but it does not meet the Urgent Response within 7 minute threshold standard for response times for the City. A Strategic Plan is proposed for approval that will authorize the addition of 75 Police Officers over the next five years. The Chula Vista Police Department has indicated they will be able to provide service to the project (Preuss, personal communication July 27, 2005).

Development of the proposed project would likely result in an increase in police service calls, which could contribute to a potential failure to meet Growth Management Standards. Failure to meet the City's threshold or contribute to an inability to meet the threshold would be considered a significant impact. To reduce impacts to police services to a less than significant level, the Police Department has recommended, and the proposed project site plan includes, two points of access, including a main entrance and secondary emergency access through the OTC parking lot, to reduce response times to the proposed housing units (Preuss, pers. comm. July 27, 2005). In addition, a new police facility has recently been constructed as part of the Civic Center Master Plan to meet the demand of future growth projected for the city, including the proposed project. The project's contribution to future demand for police services would still be significant.

Optional Construction Road: The proposed temporary construction access road would not be paved and therefore would not be suitable for emergency access.

Optional Pedestrian Trail: The optional trail would not be accessible to emergency vehicles.

Emergency Response: Would properly equipped and staffed fire and medical units respond to calls throughout the city within seven (7) minutes in 80% of the cases?

Similar to police protection services, as the eastern portion of the City of Chula Vista continues to develop, additional fire protection services will be necessary. The Chula Vista Fire Department does not currently meet the threshold standard for response times for the City. Increased response time is attributable, in part, to increased travel time, which results from responding to freeway incidents, and lower density, hilly terrain and the more circuitous non-grid nature of many streets in new residential developments in Chula Vista (FSEIR #01-01, 2001). The proposed project would be served by Station 7. Station 8 is planned to be relocated to the corner of Woods Drive and Otay Lakes Road, in close proximity to the site. These stations will help ensure adequate service to the project area and better achieve the City's Quality of Life Threshold Standards. As stated in the GMOC Annual Report, growth is not considered to be responsible for the fire response time threshold not being met. The report further stated that within two years response times should be at or very near the threshold level. The project's contribution to future demand for fire and emergency medical services would be significant. Significant impacts to fire services could occur if access to the site does not facilitate quick response times. AMR ambulance service currently provides paramedic services for the fire station. However, the city is considering adding their own paramedic service that would require additional staff and equipment. This would be accomplished through impact fees that would be imposed on the applicant. The city is considered class III, but if the city moves to class I, additional staff for paramedics would be required.

Optional Construction Road: The temporary construction road would not introduce any structures that would require fire protection services. The temporary road would also not be paved or constructed to be suitable for fire protection equipment.

Optional Pedestrian Trail: The proposed trail would not introduce any structures that would require fire protection services and would not be accessible to fire protection equipment.

Would the City of Chula Vista shall annually provide the two local School Districts with a 12-18 month forecast and request an evaluation of their ability to accommodate the forecasted and continuing growth?

The previously approved land use, Commercial-Tourist, would not have resulted in significant demand for new educational facilities although school impact fees would have been required. The project could result in demand for local school facilities. Chula Vista Elementary School District and the Sweetwater Union High School District have no student generation factor

associated with senior housing land uses (Hamill, personal communication, July 26, 2005). However, the applicant will be required to pay school fees at the rate in effect at the time building permits are issued.

Optional Construction Road: The construction road would not generate students therefore, no impact on local school districts will occur.

Optional Pedestrian Trail: The proposed trail would not generate students therefore, impacts on local school districts will not occur.

5.8.5 Level of Significance Prior to Mitigation

The proposed SPA Plan would result in an incremental increase in public facilities if they are not provided commensurate with demand. The incremental contribution of solid waste, and demand on water and sewer service, parks, fire, police, emergency services, libraries and schools would be significant. Safety issues for recreational trail users directly exposed to crossing construction traffic are considered significant.

5.8.6 Mitigation Measures

- 5.8-a Prior to approval the Final Map, the applicant shall demonstrate compliance with recycling policies in the City's General Plan and Municipal Code. Demonstration of compliance with these policies shall include construction of onsite recycling facilities, recycling program establishment, etc.
- 5.8-b Prior to approval of the Final Map, a minimum of 3.86 acres of parkland will be established within the project area in accordance with the City of Chula Vista Municipal Code Section 17.10.40. Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$4.1 million (including the development portion of the fee and land acquisition fee adjusted over dedication at Eastlake Vistas neighborhood park) will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City (EastLake III SPA Plan, February 20, 2006 and personal communication with Jack Griffin, City of Chula Vista April 3, 2006).

- 5.8-c Prior to issuance of building permits, the applicant shall be required to pay the Public Facilities Development Impact Fees (PFDIF) at the rate in effect at the time building permits are issued as determined by the City Engineer, to offset impacts on City fire, police, emergency services and libraries.
- 5.8-d Prior to approval of the Tentative Map, the applicant shall submit plans showing fire flow and fire hydrant locations to the City of Chula Vista Fire Prevention Division for review and approval.
- 5.8-e Prior to approval of building permits, the applicant shall pay all required school mitigation fees at the rate in effect at the time building permits are issued or enter into an agreement to help finance the needed facilities and services for the Chula Vista Elementary School District and Sweetwater Union High School District.
- 5.8-f Water and sewer facility improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan for the SPA Plan.
- 5.8-g The City of Chula Vista shall continue to monitor Police and Fire Department responses to emergency calls and report the results to the Growth Management Oversight Committee on an annual basis.
- 5.8-h Prior to approval of the grading permit for the optional construction access road, a traffic control plan shall be prepared to the satisfaction of the City Engineer that addresses pedestrian, bicycle and vehicular safety during construction at the intersection of Wueste Road and the option construction access road.

5.8.7 Significance of Impacts after Mitigation

With implementation of public services and utilities mitigation provided in *Section 5.8.6, Mitigation Measures* public services and utilities impacts would be less than significant.